



METRO



METRO & Transit Oriented Development

**Maricopa Association of Governments
2008 Regional Conference
Housing & Transportation
Human Services Coordination**

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METRO Light Rail Transit Program

- Purpose

- Plan, design, construct and operate the light rail system, including future extensions

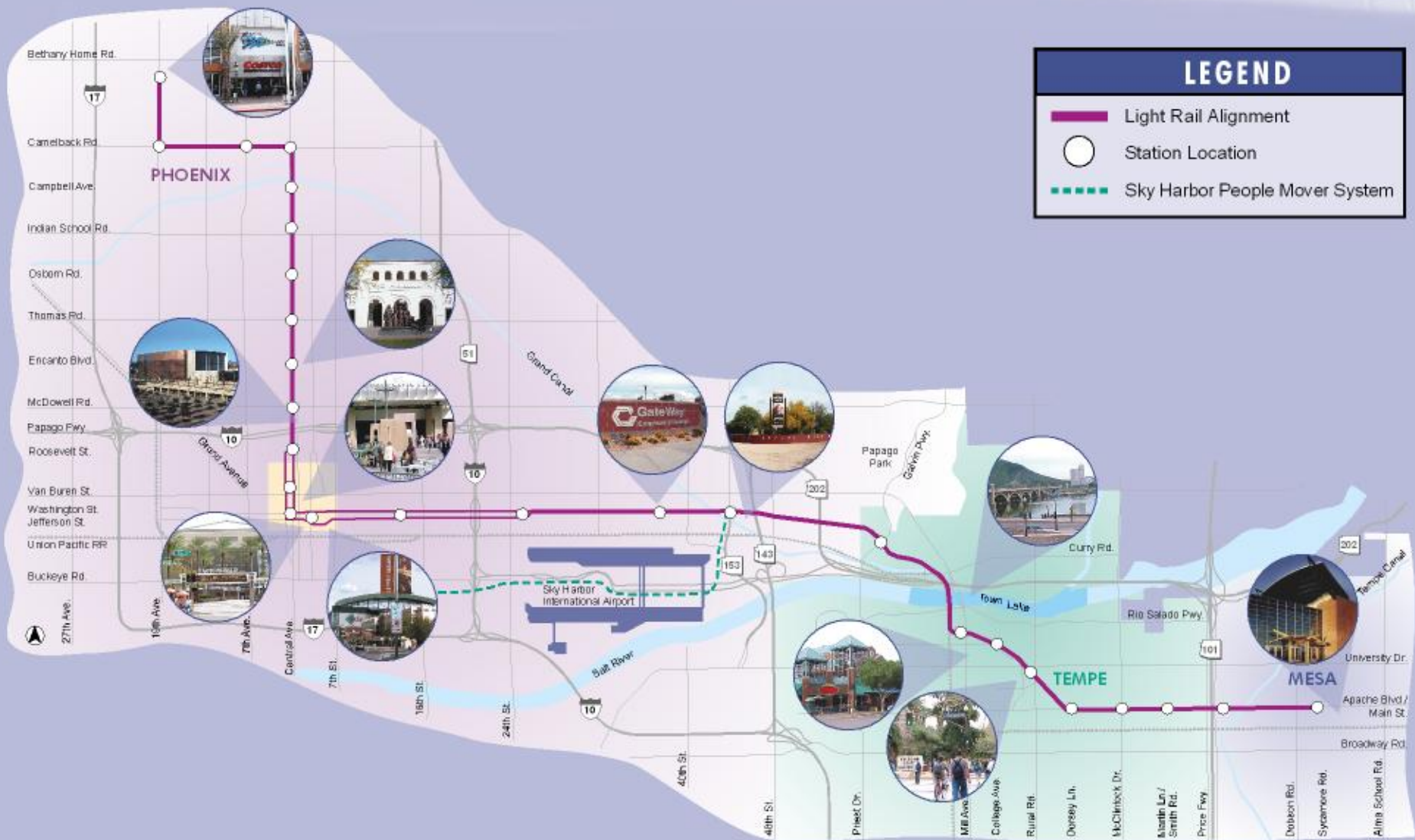
- Members Cities

- Phoenix
 - Tempe
 - Mesa
 - Glendale
 - Chandler
 - Peoria





Project Alignment





Operating Statistics

- Peak period frequency: 10 min
- Off-peak frequency: 20 min
- Operating hours: 18–20 hrs/day, 7 days/wk
- Opening day ridership: 26,000





TOD Vision

- METRO is steward of \$1.4 billion public investment
 - Success hinges on easy access by potential riders
 - Maximize public return on investment
- METRO support member cities by serving as a resource
 - Support high-quality, intensive, mixed use development
 - Increase in ridership and long-term system capacity
 - Creates attractive investment opportunities for private sector





TOD Mission

- Assist METRO member cities in building community support for TOD projects that:
 - Improve access to public transportation
 - Make communities more pedestrian and bicycle friendly
 - Create new living spaces that better serve the daily activities of the region





TOD Goals

- Support community focused development
- Increase availability of public transportation
- Establish TOD principles in the planning and development process





TOD Initiatives



Station Area Plans

- 7th Avenue
- Central / Camelback
- Indian School
- Roosevelt
- 12th Street
- 38th Street



Downtown Development Office

- Project Development
- Marketing Parcels
- ASU Downtown



Station Area Plans

- Rural / University
- Dorsey
- McClintock
- Smith / Martin
- Price



TOD Overlay

- Sycamore / Main St.

Neighborhood Area Plan

- Main St. (City border to Country Club Dr.)



Member City Support

- Development Activity Database
- Station Area Planning Assistance
- Marketing Materials
- Project Review & Development Coordination
- Market Analysis
- TOD Research
- Geographic Information Systems mapping

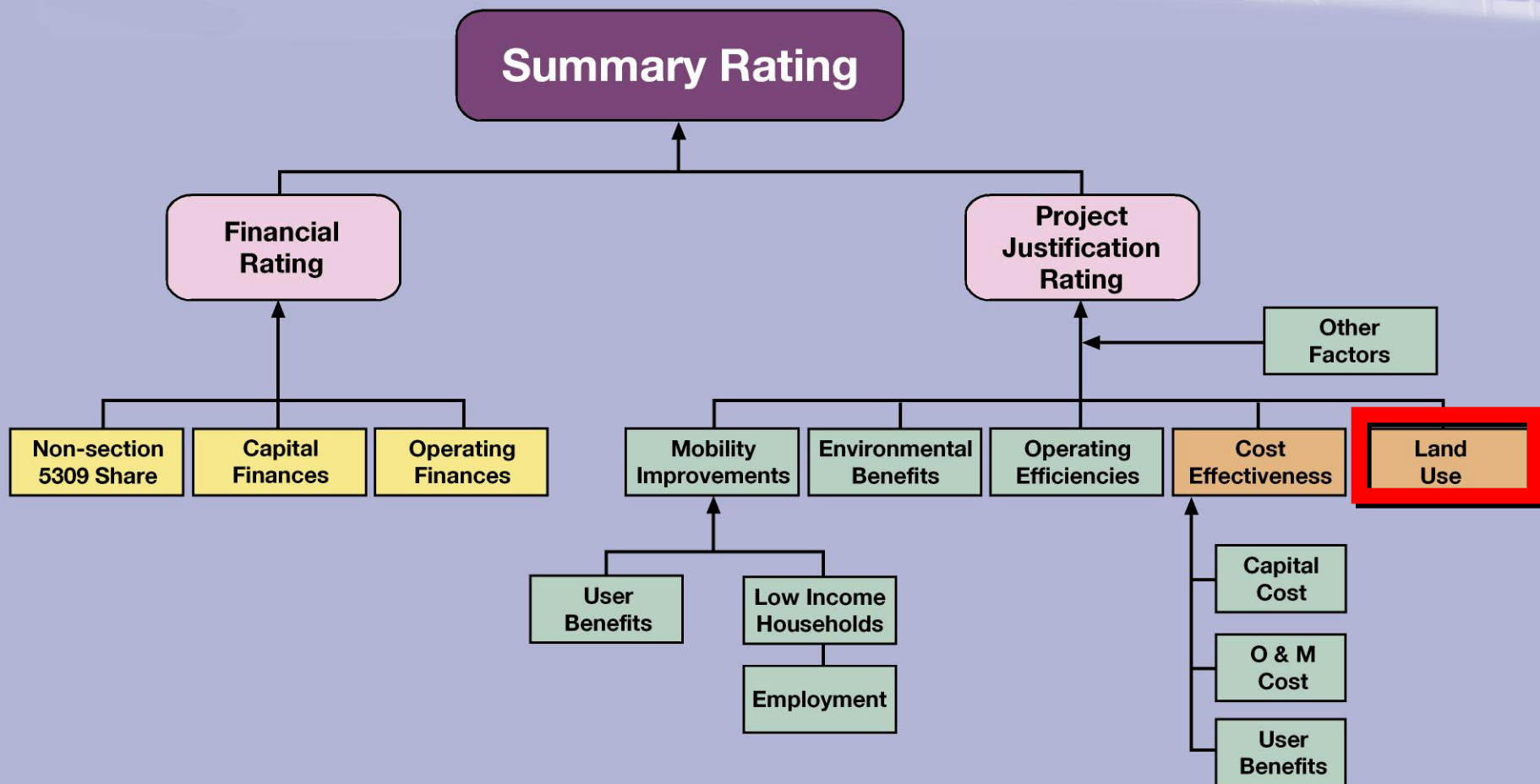


Arizona Proposition 207

- Private Property Rights Protection Act
- Voter initiative passed in 2006
- Funded by out of state interests
- Restricts ability to regulate private property
- Two components:
 - Eminent domain
 - Regulatory takings



FTA New Starts Evaluation



Minimum project development requirements:





New Starts Land Use Rating Criteria

- Existing land use
- Transit-supportive Plans & Policies
 - Growth management
 - Transit-supportive corridor policies
 - Supportive zoning regulations near transit stations
 - Tools to implement land use policies





New Starts Land Use Rating Criteria

- Performance and impacts of policies
 - Performance of land use policies
 - Potential impact of transit investment on regional land use
- Other land use considerations





Designing & Planning TOD's

- Good mixture of building types and uses
- Proper building placement and heights
 - Human scale facades with short setbacks
 - Street oriented





Designing & Planning TOD's

- Proper parking placement and treatment
 - FTA requires analysis of existing corridor and station area parking supply
 - Includes review of amount of land dedicated to parking at station and utilizes CBD parking characteristics
- Additional considerations (beyond FTA criteria)
 - Tie-in with other transit modes
 - Public open spaces, civil/cultural spaces

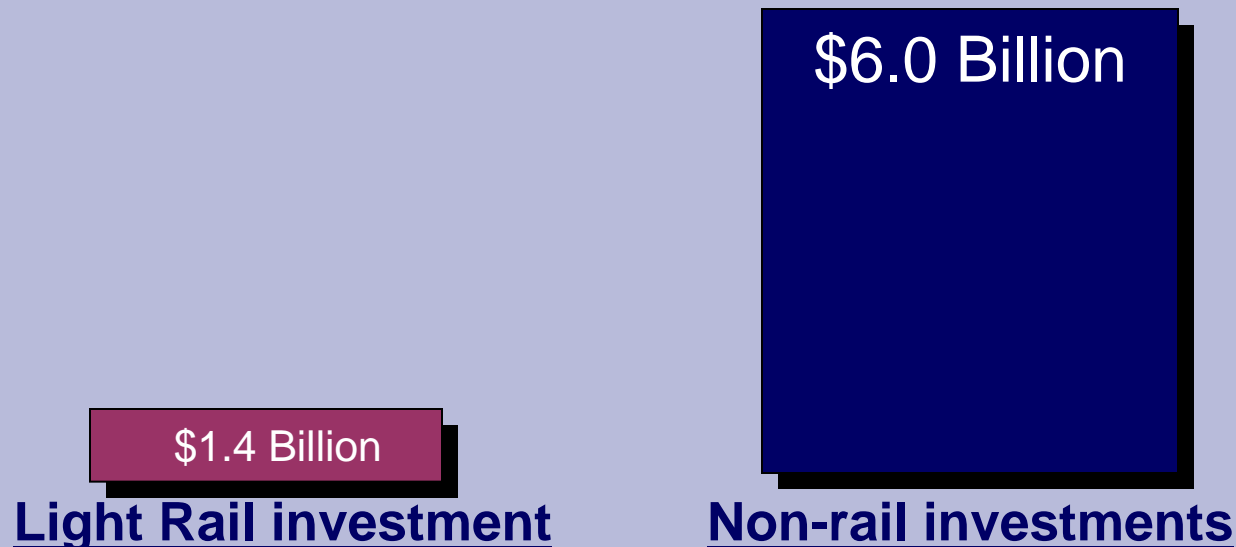




Development Stats

2004 to present

- **\$6.0+** Billion total investment along light rail
 - **\$2.3** Billion public investment
- **9,000+** Residential units (planned, under construction, or completed)
- **9.0+** Million SF commercial (planned, under construction, or completed)





Development Activity

Line Section	Private Investment	Public Investment
1	\$4,300,000	Not available
2	\$264,500,000	\$9,700,000
3	\$2,701,510,000	\$2,099,000,000
4	\$19,550,000	\$86,900,000
5	\$714,600,000	\$118,500,000
TOTAL	\$3,704,460,000	\$2,314,100,000



EXAMPLE: Escala on Camelback

- 160 condominiums w/ 20% for first-time buyers
- 15,000 SF retail
- Three 4-story buildings
- SWC 17th Ave. / Camelback (Near Spectrum Mall)
- Currently under design
- Completion in 2009





EXAMPLE: Roosevelt Square

- Efficiency, Studio, 1 & 2-BR apartments (800 units)
- Roosevelt & 3rd Ave.
- \$710-\$1,370 / month
- Opened in 2001





EXAMPLE: Arete'

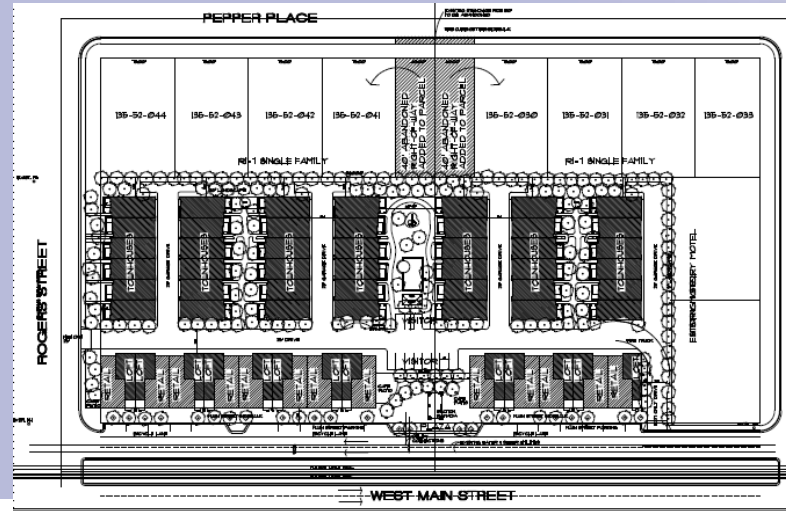
- SEC McClintock & Apache
- Apache Blvd. Redevelopment District
- 408 residential units
- 16,000 sq ft retail
- 300 park and ride spaces in an enclosed garage
- Under construction
- Completion Fall 2008

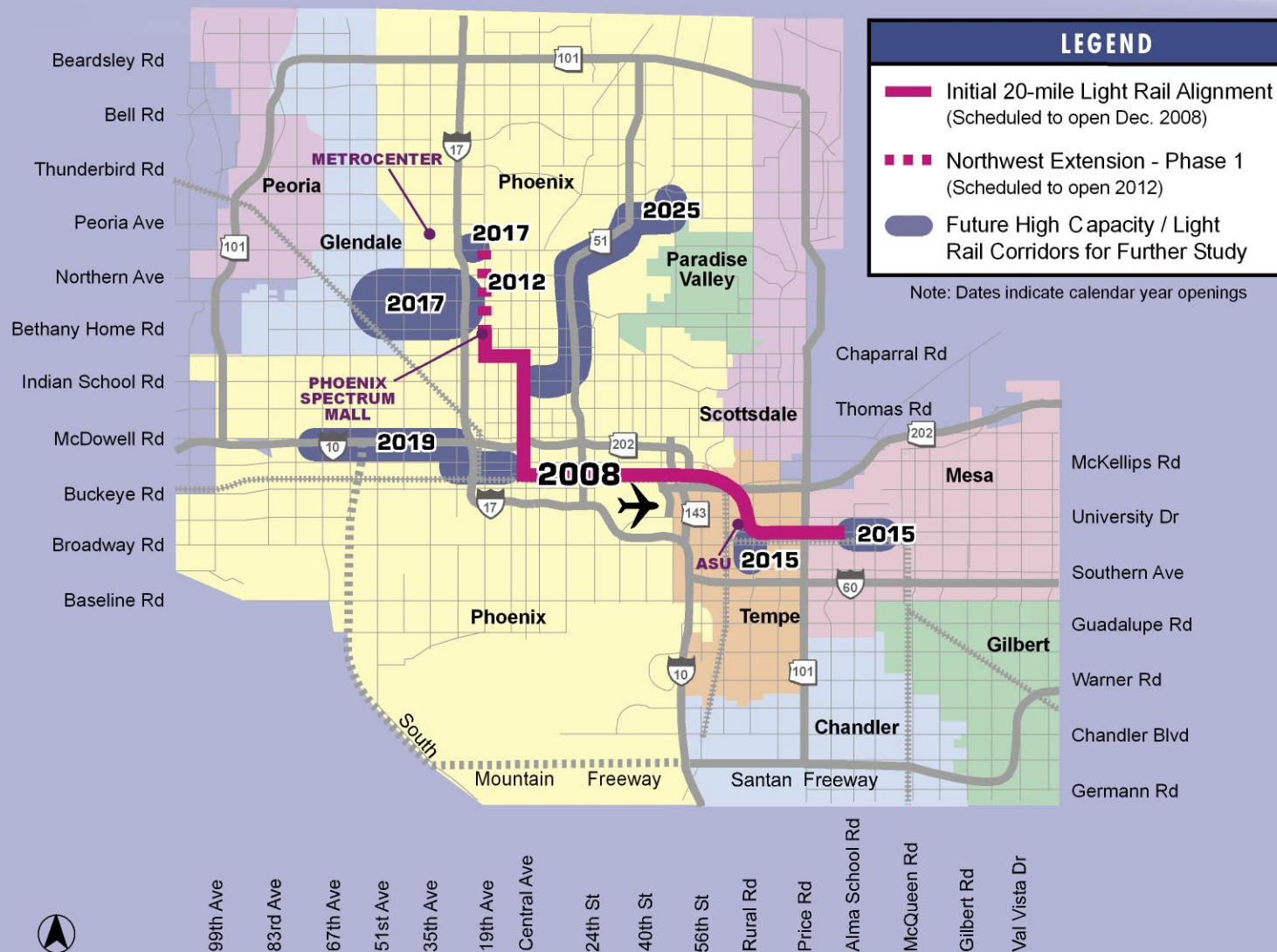




EXAMPLE: West Main Station Village

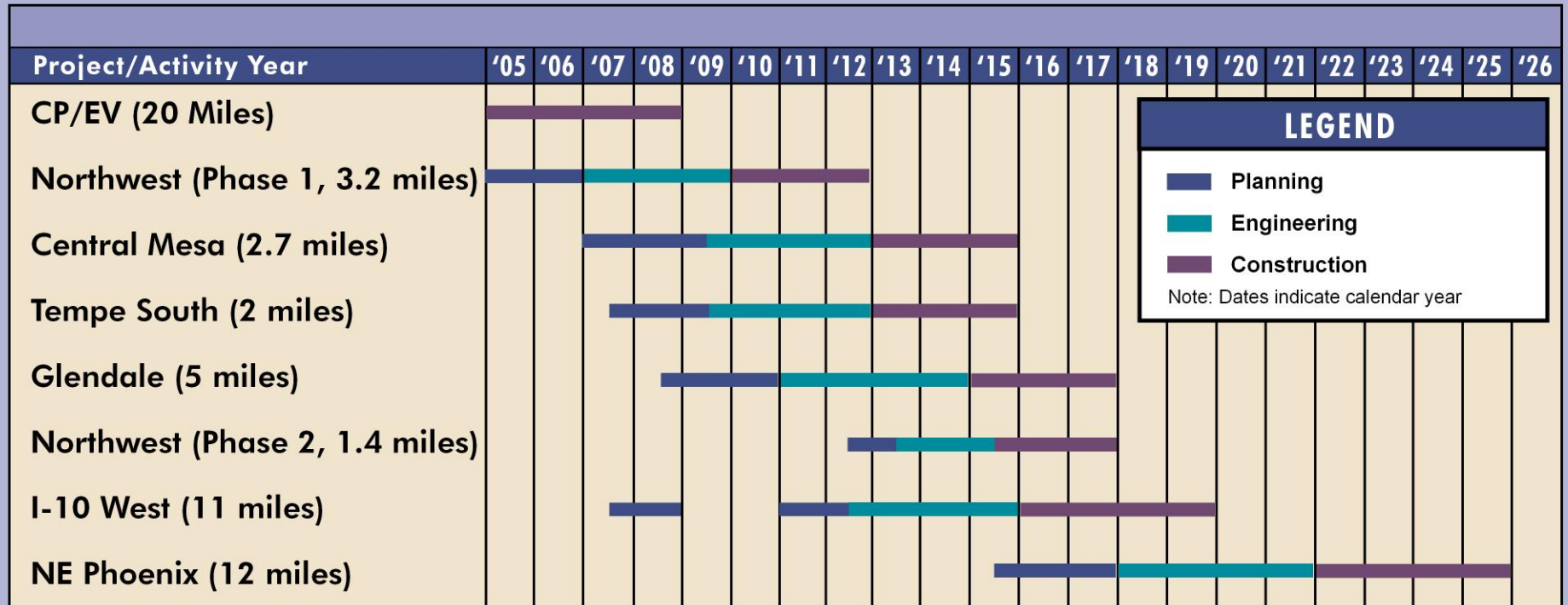
- 55 unit, live/work & townhome development
- 13 retail spaces
- Less than a ½-mile from the Sycamore LRT Station
- Approved by Mesa City Council on August 13, 2007
- Completion TBD







Project Schedules





Questions?

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